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17-13-0303-C(1) Type 1 Narrative & Plans – 1313 South Talman Avenue, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,660 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will measure 34 ft.-10 inches in height. The subject property is a Transit Served Location and will be supported by two (2) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking optional Variation approval to reduce the rear setback to 38.42 ft., reduce the combined side setback to 1 ft., and any other relief necessary, as allowed by the Code, for the Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 4,251 square feet (1.60 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 886.67 square feet per D.U. (3 residential units)

(C) The amount of off-street parking: 2 parking spaces

*The subject property is a designated Transit Served Location (Roosevelt Bus Route).

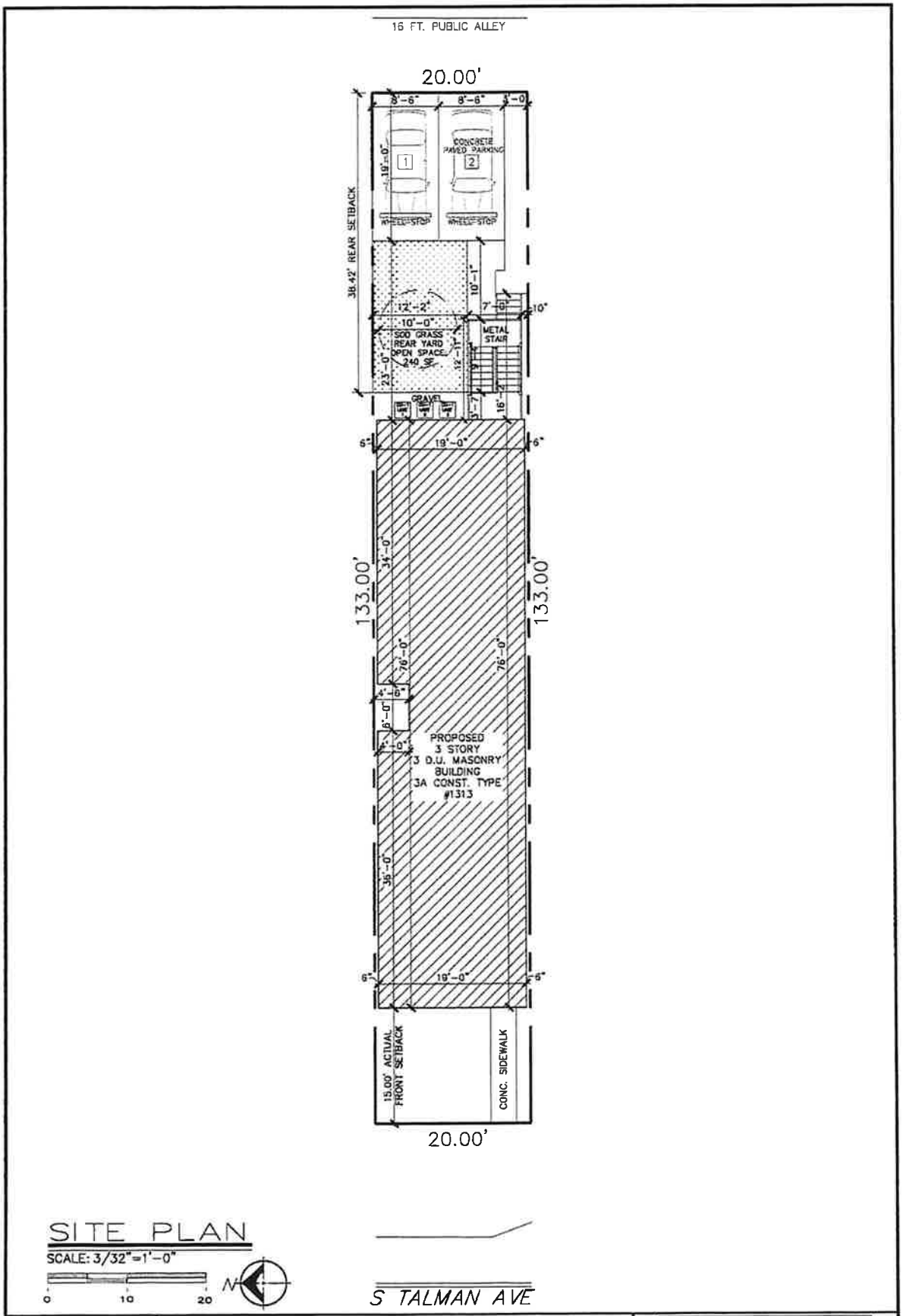
(D) Setbacks:

a.	Front Setback:	15 feet
b.	Side Setbacks:	
	South Side:	6 inches
	North Side:	6 inches
c.	*Rear Setback:	38.42 feet

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback to 38.42 ft.

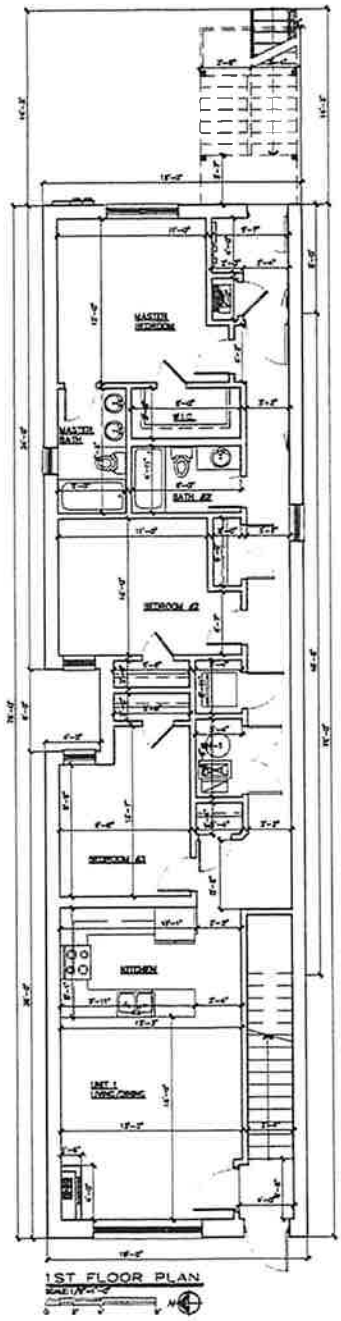
(E) Building Height: 34 ft.-10 inches

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A-1	NEW 3 STORY MASONRY (3A CONSTR.) 3 DWELLING UNIT APARTMENT BUILDING 1313 S TALMAN AVE CHICAGO ILLINOIS	STERN GROUP ARCHITECTS LLC PROFESSIONAL DESIGN FIRM - NO: 184-007332 8830 N NORTHWEST HWY SUITE #205 CHICAGO, IL 60631 P: 773-803-9831 E: DESIGN1773@YAHOO.COM

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1ST FLOOR PLAN

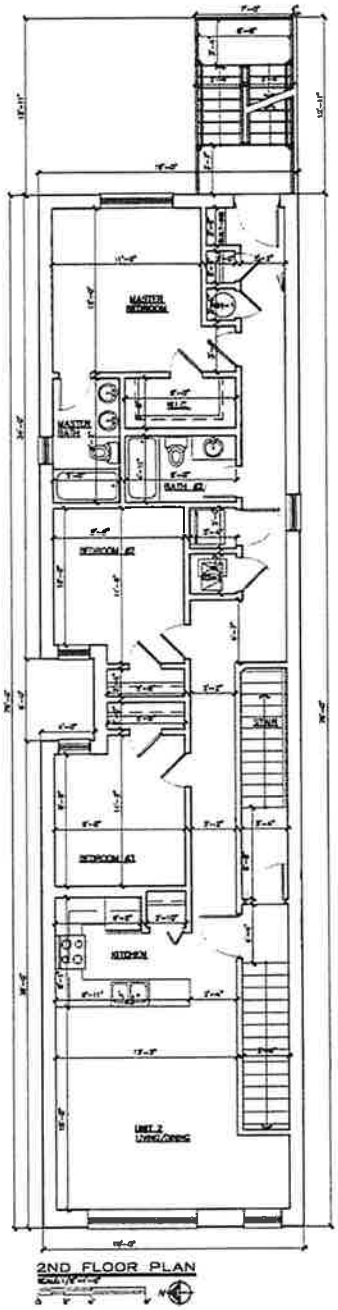
SCALE: 1/4"=1'-0"

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NEW 3 STORY MASONRY (3A CONSTR.)
3 DWELLING UNIT APARTMENT BUILDING
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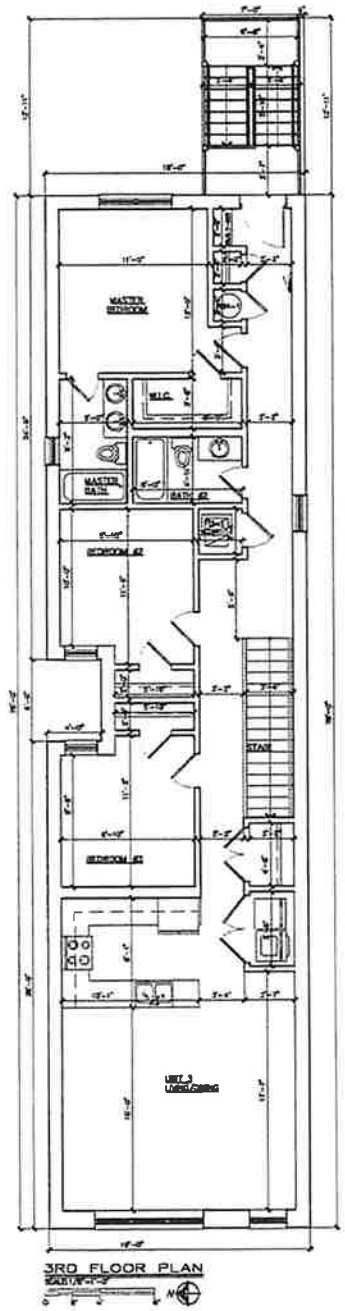
2ND FLOOR PLAN

A-3

NEW 3 STORY MASONRY (3A CONSTR.)
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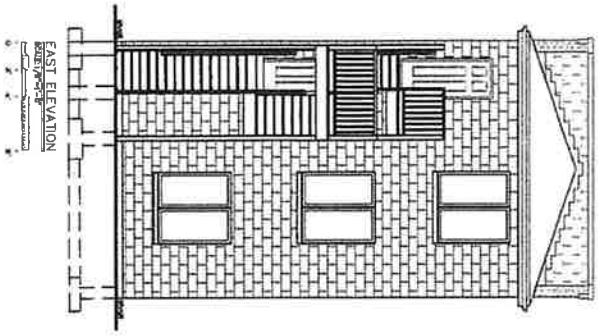


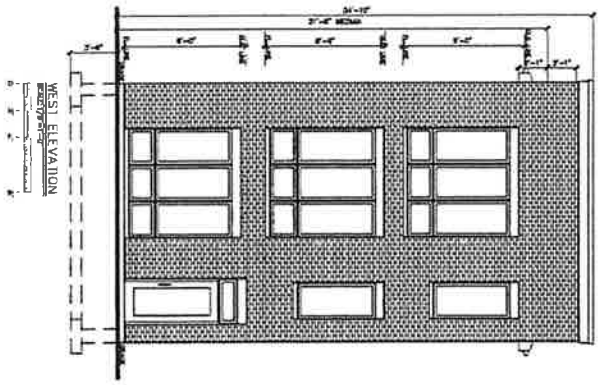
3RD FLOOR PLAN

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NEW 3 STORY MASONRY (3A CONSTR.)
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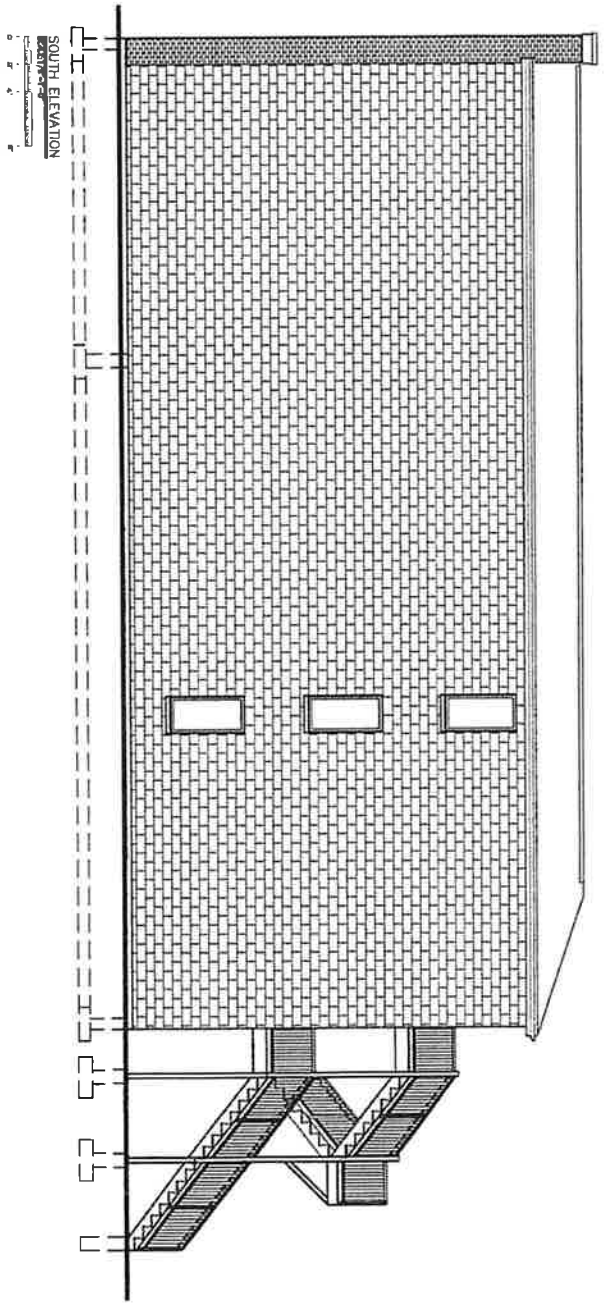


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NEW 3 STORY MASONRY (3A CONSTR.)
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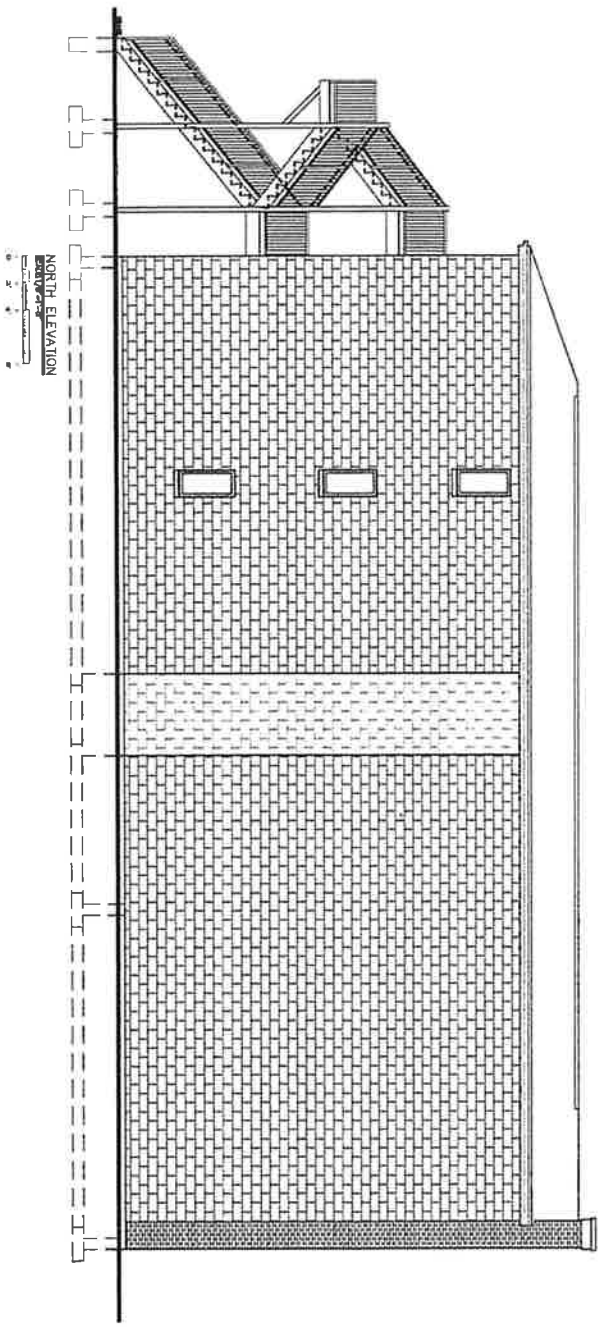


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